



French Laurence Way, Chalgrove OX44 7YF



## French Laurence Way, Chalgrove

A fabulous double fronted family home set in a private position on this sought after development: beautifully presented throughout it comprises 4 bedrooms with 2 bathrooms, a living room, full width conservatory and kitchen breakfast room. To the front a 45' driveway leads to the detached double garage, there is a mature front garden and a secluded and attractive landscaped garden to the rear.

### Accommodation

The property is double glazed with gas central heating to radiators.

## Freehold

Stable door to;  
Entrance Hall: Radiator, panelled dado, stairs to landing with cupboard under.  
Cloakroom: White 2-piece suite, panelled dado and window.

Sitting Room: 20'9 x 11'9  
Fireplace with a fitted wood stove, wood mantle and marble hearth, wood style floor, window out to the front, two radiators, arch way to:

Conservatory: 27'9 x 10'9 maximum  
Stretching the full width of the house it is set on a brick plinth with doors opening to the gardens, light and power.

Kitchen Breakfast Room: 20'9 x 9'5  
Window to the front, twin arch doorways through to the hallway, range of storage units with wood worktops, Belfast sink unit, Rangemaster cooker, radiator, further appliance space with plumbing for a dishwasher, gas boiler.





Utility Room: 7' x 4'8

Stable door through to conservatory, panel dado, cupboards and space for washing machine.

Stairs to landing, wood floor, loft access, airing cupboard.

Bedroom 1: 12'1 x 11'

Window to rear, radiator, wood floor and dado rail.

En Suite Shower Room: White 3-piece suite, window and radiator.

Bedroom 2: 11'2 x 9'7

Rear aspect, radiator and wood floor.

Bedroom 3: 9'7 x 9'5

Window overlooking front garden, radiator: wood floor.

Bedroom 4: 9'6 x 8'4

Front aspect, wardrobe and radiator.

Bathroom:

Fitted with a white 3-piece suite, panel dado, radiator and window.

Outside

A 45ft long double width block paved driveway leads to:

Detached Double Garage: 17'1 x 16'7

With twin up and over doors, loft storage, light and power.

To the side of the drive a pathway leads via the front garden to the house. A block paved path is bordered by gravelled areas interspersed with both island and border shrub and plant beds; concealed side storage area.

A gate opens to the far side of the house where there is a paved terrace, timber fencing and a neat conifer hedging down to the side with a gravel path to the main garden.

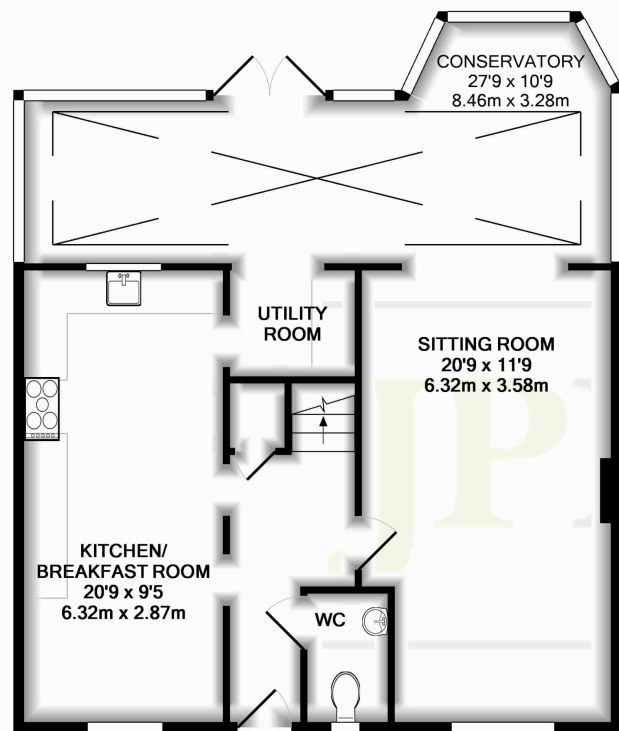
Main Garden

A delightful feature offering an excellent degree of privacy approximately 39ft in width, a central lawn bordered by gravelled seating areas two of which are covered, enclosed by a timber fence and brick walling with a well maintained conifer hedging, barked border areas, shrub and plant border beds.

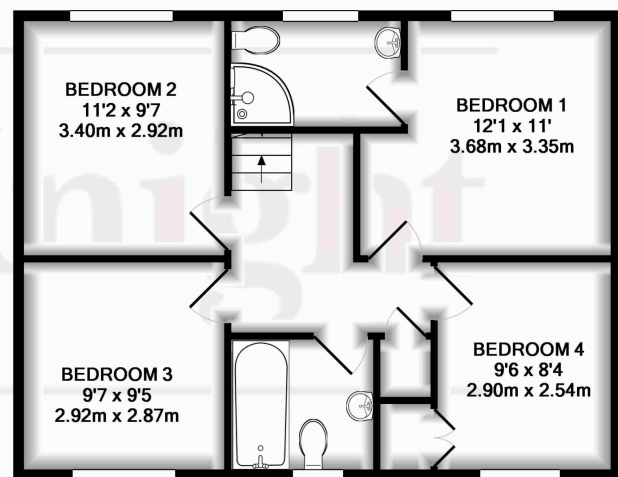




**Directions**  
 From our office turn right onto St Martin's Street, turn right at the traffic lights. Proceed over Wallingford Bridge. At the mini-roundabout turn left into Benson Lane, turn left at the end onto the A4074. Turn right into Church Rd, Benson then right onto Castle Square, left into the B4009, Watlington Road. After 2.8 miles turn left into Cottesmore Lane, follow it to the T-Junction turn right onto Berrick Road. Turn right into Monument Road and at the T-junction with the B480 turn left and then 1<sup>st</sup> left into French Laurence Way.



GROUND FLOOR



1ST FLOOR

**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 1324 SQ.FT. (123.0 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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